

Thursday, December 1, 2022-6:30 PM  
West University Neighborhood Association  
November Board Meeting, Trinity Presbyterian Church, 400 E. University Blvd. and  
Via Zoom <https://us02web.zoom.us/j/84584666599>

I. Call to Order, Roll Call and Welcome

At 6:34 p.m., Judy Sensibar called the meeting to order. The following members were present: Betsy Larson, Lisette DeMars, Jim Glock, Andy Pongratz, Shannon Riggs, Judy Sensibar, Erec Toso, Holly Vaden, Willem Van Leeuwen, Henry Werchan, and Dave Zipps. Absent: Jane McCollum, Rick McDonnell, and Lex Wilcox. Also present: Diana Amado (Ward 6), Jill Bialewski, Chris Gans, Mary Garapol, Joel Ireland, Sam Ireland, Diane Kerrihard, Jan LeBate, and Samantha Neville (Pima County District 5).

II. Announcements and Call to the Audience

Holly Vaden stated that Grace Lutheran will be hosting Carols in Courtyard on December 9 from 6:00 p.m. to 9:00 p.m. There will be home-baked cookies and treats, cider, and hot chocolate.

Sam Ireland asked if there was any update on redistricting. Betsy Larson reported that there was a third option added at the last public meeting that makes everyone happy. Diana Amado confirmed that West University is staying in Ward 6 and noted there was a recognition that keeping all historic neighborhoods in the same ward is a good idea.

III. Consent Agenda: Approval of Meeting Minutes and Treasurer's Report

Jim Glock stated that there was no material activity in November. There being no objections or corrections, both the Treasurer's Report and the November 2022 Minutes were approved in accordance with the provisions of the consent agenda.

IV. Pima County District 5 Report: Samantha Neville

Samantha Neville stated that the office is helping with a toy drive and that all toys will go to American Legion Post 59. The next Board of Supervisors meeting is Tuesday, December 6. At the last meeting on November 22, the Board certified the general election results for the County.

V. Beer Booth for 4th Avenue Street Fair, December 9-11

Jim Glock stated that the 4th Avenue Street Fair is next weekend. Our beer booth will be on the northeast corner of 4th Street and 4th Avenue, which is traditionally a lower-volume location. Jim stated we don't have a refrigerated trailer or power at this location so we will have to cool the beer. There has been good sign up, although there is still a need for volunteers on Sunday afternoon.

Jim made a motion that, until further action by the Board, all tips from the beer booth at upcoming 4th Avenue Street fairs be donated 50% to Roskruge School and 50% to the Food Bank at Trinity Presbyterian, which was seconded by Henry Werchan. Following discussion, all present and voting approved the motion by voice vote, with one abstention.

#### VI. 2023 WUNA Board and Annual Picnic Planning

Judy Sensibar stated that she will be stepping down as President next month and Betsy Larson has agreed to step in. Judy also stated she is looking for new blood on the Board. Jim Glock encouraged people to serve on the Board, noting that Betsy knows how to have fun. Andy Pongratz stated that he does not think we should reduce the number of Board meetings, that neighborhood get-togethers are important, and that we should have more of them. Andy suggested one or two concerts in the park each year; he thought we could get bands for \$500 to \$800.

Judy stated that the annual picnic will be on January 15, 2023. Judy asked Henry Werchan if he was willing to serve as a nominating chair; Henry stated he was. Sam Ireland asked how nomination and elections will work; Judy stated that it is informal, we have never had more than one person run for a position, and anyone who is interested should contact Henry.

#### VII. Annual Newsletter - Writing, Photography, and Layout Talent Needed

Judy Sensibar asked if anyone was interested in helping her put the annual newsletter together. Jim Glock stated there should be lots of pictures and he will help. Henry Werchan stated he would send some photos.

#### VIII. Committee Reports

##### A. Development Committee

Judy Sensibar stated that she, Betsy Larson, Jim Glock, and Rick McDonnell met with Ward 6 about Capstone earlier in the week. A proposed design is out and Steve K. had some tweaks; Capstone is going to do a redesign, which should be out by February. Judy stated that we need to be at the table when decisions are made; we also need to put the onus on Capstone to have meetings and do public outreach. Lisette DeMars asked if WUNA had discussed a community benefits agreement with the developers. Judy stated that it came up during the Ward 6 meeting and Steve K. encouraged it. Erec Toso stated that long-term renters are being displaced by new owners/air-bnbs and that rents are getting very high, which is a disturbing trend. Jim Glock stated that Ward 6 has recognized that Capstone can and should provide affordable housing. Chris Gans stated that there needs to be more community benefit, maybe to seniors. Right now, we are risking more negative effects from more students with no benefits to the community. Judy stated that Ward 6 met with Capstone earlier in the week, the game has changed, and now is the time to engage. Diana Amado suggested that we write a letter to the Mayor and Council asking them to defer on Capstone's relocation/demo proposal until they also

have the development plans before them. Judy observed that the smart thing to do is reengage given the support in certain quarters for the project, but if does proceed, there needs to be a bond if houses are moved and any development has to further certain objectives or meet certain requirements, including (1) it should be pedestrian friendly, and (2) the heights need to continue to step down as structures approach Euclid; there should be no building to the sky.

B. H4AC

Shannon Riggs stated that Made in Tucson was last weekend and it went really well. With 265 vendors, it has doubled in size. Lisette DeMars stated that the Drachman Institute had accepted H4AC's grant application and they would be meeting on Monday to discuss the prior charrette outcomes; projects are focused on sustainability, safety, and access. Shannon stated that Ward 6 had suggested the possibility of doing a business improvement district and had shared guidelines for getting this done; Shannon stated that this could be a solution to keeping the area clean. She also stated that Steve K. had identified a couple of grant ideas.

C. CCRC: Campus Community Relations Committee

Henry Werchan stated that CCRC's last meeting was short and redistricting was the main topic of discussion. Henry stated that the next meeting is on December 6. Judy Sensibar stated that Julie Katsel is now in charge of off-campus student housing.

D. Streets Committee

Jim Glock stated that the committee met prior to the November Board meeting and is looking to get petitions started for the speed humps on 3rd Avenue south of University and 4th Street west of 3rd Avenue. Judy Sensibar stated that we need to get Jesse Soto to get an engineer to walk around the neighborhood with us to the locations of the proposed sidewalk ramps. [See the October 2022 minutes for those locations.] Jim stated that our 2022 budget for street work is exhausted, but Erec Toso has gotten the necessary signatures for the traffic circle at 7th Avenue and 1st Street; almost all funds for that project are with the City and we will have to deal with their red tape. Diana Amado stated that West University is at the top of the City's list for repaving, but the City is currently focused on treating roads with asphalt that doesn't need to be replaced. Jim stated that Tucson Water also wants to do line work in our neighborhood and the City wants that work done before repaving begins.

E. Parks Committee

Judy Sensibar stated that a priority for 2023 should be solar lights and more shade in the parks. Lisette DeMars asked whether we should have an update on the pocket parks in the Trinity development; Judy stated that that work is not supposed to start for at least another year. Judy also stated that she had attended a meeting on the proposed deck park at 9th Avenue; Dunbar Spring is dismayed because the park keeps shrinking.

IX. Adjournment

There being no other business, the meeting was adjourned at 7:50 p.m.